

Date Received:

Town Clerk:



NOTICE OF DECISION
Number: 08-06

Date of Application: June 25, 2008

Subject of Appeal: The application of David Parker for a Variance from Section 5.1: *Accessory Buildings* and for a Finding from Section 1.42: *Non-Conforming Buildings and Structures* of the Ashburnham Zoning Bylaws in order to construct two additions and a single detached garage and all other necessary zoning relief on the property located at 76 Lakeshore Drive, Map 56, Parcel 72 in the RB District.

Date of Hearing: July 23, 2008

Date of Decision: July 23, 2008

Decision: Variance: Granted with conditions.
Special Permit: Granted with conditions.

Conditions for Variance:

1. Front set back to be no closer to lot line than 18 feet.
2. Mean grade not to exceed 20 feet.
3. Side set back not to exceed 6 feet.
4. Garage dimensions not to exceed 24 feet by 30 feet.

Note: There is no other place for the garage due to special conditions of the lot except to place it in front of the house.

Basis for Decision: All criteria for the granting of a Variance have been met.

Vote of the Board:

Unanimous to Grant: David Perry, Chair
Joseph Daigle
Terry Girouard
Cheryl Anderson
Donna Brooks

Conditions for Special Permit:

1. The Board found that Section 1.42 applies and a Special Permit may be sought.
2. Side set back on right not to exceed 19 feet facing road.
3. Side set back on left not to exceed 15 feet facing road.
4. Mean grade not to exceed 35 feet.

Basis for Decision: Proposed addition does not derogate from the intent of the bylaw nor is it harmful to the neighborhood.

Vote of the Board:

Unanimous to Grant: David Perry, Chair
Joseph Daigle
Terry Girouard
Cheryl Anderson
Donna Brooks

Notice: Any decision of the Board of Appeals may be appealed to the Superior Court of Worcester County within 20 days by the Applicant, Town Boards or Officers, or any person aggrieved by the decision. Appeal may also be made in Fitchburg District Court.

After the 20 days appeal period, if no appeals have been filed, this decision must be recorded with the Registry of Deeds.